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Assessor's Parcel Number: 12731

Recording Requested By:

Name: Time Share Trade Ins

Address: 3027 W Hwy 76 #E

City/State/Zip Branson, MO 65616

Real Property Transfer Tax: <sup>3.90</sup>  
7.65

DOC # **0800638**  
04/12/2012 09:50 AM Deputy: SG

**OFFICIAL RECORD**  
Requested By:  
**TIMESHARE TRADE INS**

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 4 Fee: 17.00  
BK-0412 PG- 3160 RPTT: 3.90



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APN 1319-30-720-001 ptn

Quit Claim Deed

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

*This cover page must be typed or legibly hand printed.*

Prepared By:  
Vickie Donaldson – an Employee of TSTI

And Return To:  
TimeShare Trade-Ins  
3027 West Hwy 76, #E  
Branson, MO 65616

Mail Tax Statements To:  
TimeShare Trade-Ins  
3027 West Hwy 76, #E  
Branson, MO 65616

## QUIT CLAIM DEED

On this 21<sup>st</sup> day of September, 2011, Caleb V. Eaker and Doria Eaker, Husband and Wife, Grantors, whose mailing address is 2539 Hopkins Avenue, Redwood City, CA 94062, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, does by these presents **REMISE, RELEASE AND FOREVER QUITCLAIM** unto the **Timeshare Trade Ins**, Grantee, whose address is 3027 West Hwy 76, Suite E, Branson, MO 65616, and Grantees heirs and assigns, the following real estate:

**The Ridge Tahoe County of Douglas State of Nevada**

**See Exhibit "A"**

This Quitclaim deed is made and given in order to show that the grantors have remised, released and quitclaimed any claim to the real estate described above, and waived and released any marital or homestead rights he may therein.

**TO HAVE AND TO HOLD**, the same, with the rights, immunities, privileges, and appurtenances thereto belonging, unto Grantee and Grantee's heirs and assigns, forever: so that neither Grantors, nor Grantor's heirs, nor any other person or persons for Grantors or in Grantor's name or behalf, shall claim or demand any right or title to these premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

PARCEL ONE:

An undivided 1/51st interest in and to that certain condominium as follows:

- (A) An undivided 1/38th interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3 as shown on the Eighth Amended Map, recorded as Document No. 156903 of Official Records of Douglas County, State of Nevada. Except therefrom Units 001 to 038 as shown and defined on that certain Condominium Plan recorded June 22, 1987 as Document No. 156903 of Official Records of Douglas County, State of Nevada.
- (B) Unit No. 020 as shown and defined on said Condominium Plan.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173, Page 229 of Official Records and in the modifications thereof recorded September 28, 1973, as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976 as Document No. 1472 in Book 776, Page 87 of Official Records.

PARCEL-THREE:

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, - and -
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No. 156904 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (E) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above for all of the Purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use week within the " Prime season", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "use season".

In Witness Whereof, Grantors have set their hand hereto.

Caleb V Eaker  
Signature

CALEB V. EAKER  
Print Name

[Signature]  
Signature of Witness #1

Rebecca Lockhart  
Print Name of Witness #1

Doria Eaker  
Signature

Doria Eaker  
Print Name

[Signature]  
Signature of Witness #2

Minnie Cameron  
Print Name of Witness #2

Acknowledgement

STATE OF CA)

COUNTY OF San Mateo

On this 21<sup>st</sup> day of Sept, 20 11, before me personally appeared

Caleb V. Eaker and Doria Eaker, known to me to be the person(s) who executed the same for purposes therein stated.

Diane Viviani  
NOTARY PUBLIC



Acknowledgement

STATE OF \_\_\_\_\_)

COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared

\_\_\_\_\_, known to me to be the person who executed the same for purposes therein stated.

\_\_\_\_\_  
NOTARY PUBLIC

ATTENTION: NOTARY PUBLIC, PLACE YOUR STAMP IN CLEAR AREA AND STAY INSIDE MARGINS.